

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

May 8, 2013

The Honorable,
The Board of Commissioners of Cook County

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Commissioners Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Moore, Reyes, Schneider, Sims, Steele, and Suffredin (16)

Absent: Commissioner Tobolski (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SPECIAL USE

321597 DOCKET #8888 - MARK SPAETH AND ELIZABETH BINZEL, Owners/, 14 East Brookdale Lane, Palatine, Illinois 60067-7404, Application (SU-13-0001; Z13006). Submitted by Plum Grove Woodlands Sanitary District, Norman Samelson, Attorney. Seeking a SPECIAL USE in the R-4 Single Family Residence District for installation of a sanitary sewer collection and disposal system of a Public Sanitary Sewer District which will replace the original collection and disposal system that serves five (5) single family homes, that was installed in 1966 in Section 35 of Palatine Township. Property consists of 10'X240' 0.055 of an acre Permanent Easement on Lot 44 in Plum Grove Woodlands Subdivision located on the Northeast corner of East Brookdale Lane and South Meacham Road in Section 35 of Palatine Township, County Board District #14. Intended use: For installation and replacement of the original sanitary sewer collection and disposal system that serves five (5) single family homes.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

***Referred to the Zoning Board of Appeals on 1/16/13.**

Vice Chairman Murphy, seconded by Commissioner Goslin, moved the Approval of Communication No. 321597. The motion carried.

VARIATIONS

323352 DOCKET #8894 - JAMES COLE, Owner/Applicant, Application (No. V-13-19; Z13022): Variation to reduce the right interior side yard setback from the minimum required 10 feet to an existing 5.45 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an existing shed into compliance. The Subject Property consists of approximately 0.23 of an acre located on the Southeast side of McCabe Drive approximately 343 feet North of Logan Drive in Section 06 of Orland Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 323352. The motion carried.

323353 DOCKET #8895 – STANLEY GOOLISH, Owner/Applicant, Application (No. V-13-20; Z13023): Variation to reduce the lot area from the minimum required 40,000 square feet to an existing 20,000 square feet; reduce the lot width from the minimum required 150 feet to an existing 113 feet; and reduce the right interior side yard setback from the minimum required 15 feet to an existing 3.4 feet in the R-4 Single Family Residence District. Variance is sought in order to bring an existing shed into compliance. The Subject

Property consists of approximately 0.47 of an acre located on the North side of Blackhawk Drive, approximately 100 feet East of Summit Drive in Section 35 of Schaumburg Township, County Board District #15.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 323353. The motion carried.

323354 DOCKET #8897 – THOMAS HARM, Owner/Applicant, Application (No. V-13-21; Z13024): Variation to increase the height of a fence in the front yard from 3 feet to an existing 6 feet; reduce the left interior side yard setback from the minimum required 10 feet to an existing 3.7 feet; and reduce the front yard setback from the minimum required 29.5 feet to an existing 4 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an existing fence and shed into compliance. The technical front yard is located in the rear of the property; property is located on a through lot. The Subject Property consists of approximately 0.28 of an acre located on the South side of 130th Place, approximately 261.87 feet East of McVickers Avenue in Section 32 of Worth Township, County Board District #6.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 323354. The motion carried.

323355 DOCKET #8898 – PAS WELLS FARGO, Owner/Willis Builders, Ltd., Applicant, Application (No. V-13-22; Z13025): Variation to reduce the rear yard setback from the minimum required 40 feet to an existing 28 feet; reduce the left interior side yard setback from the minimum required 10 feet to an existing 9.14 feet; and reduce the right interior yard setback from the minimum required 10 feet to an existing 9.5 feet in the R-5 Single Family Residence District. Variance is sought in order to bring an existing deck into compliance. The Subject Property consists of approximately 0.26 of an acre located on the North side of Ridgewood Drive, approximately 930 feet West of 104th Avenue in Section 32 of Palos Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Gorman, moved the Approval of Communication No. 323355. The motion carried.

Commissioner Steele, seconded by Commissioner Reyes, moved to adjourn the meeting. The motion passed and the meeting was adjourned.

SECTION 2

YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:


Communication Number 321597	Recommended for Approval
Communication Number 323352	Recommended for Approval
Communication Number 323353	Recommended for Approval
Communication Number 323354	Recommended for Approval
Communication Number 323355	Recommended for Approval

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>